

Description	County Planning Board March 10, 2009		
Date	03/10/2009	Location	County Planning Board
Time	Speaker	Note	
6:49:12 PM	President Kerry White	Call to Order. Members present: Kerry White, Marianne Jackson Amsden, C.B. Dormire, Don Seifert, Mike McKenna, Gail Richardson, George Alberda, Susan Kozub, Julien Morice, Pat Davis. Members absent: Byron Anderson. Staff present: Planning Director Greg Sullivan, Planners Randy Johnson and Sean O'Callaghan, County Administrator Earl Mathers, and Recording Secretary Glenda Howze.	
6:49:27 PM	President Kerry White	Public Comment. Surveyor Steve Anderson presented a letter from the Montana Association of Registered Land Surveyors and requested that the Planning Board incorporate the amended subdivision regulations as soon as possible in order to address those issues stated in the letter.	
6:52:53 PM		Discussion regarding the public comment matter.	
6:56:19 PM	Planner Randy Johnson	Explained that the Planning Department is aware of this and has not been ignoring it. The original intent was for this to be included in the comprehensive amendments. The Commission set the priority for amendments to the subdivision regulations, starting with the transportation regulations, followed by the fire regulations, the GPIP/RCD regulations and finally the comprehensive amendments. All of this takes a lot of time. It is possible to incorporate the surveyors request as a condition of final plat approval prior to its incorporation into the subdivision regulations. It is in everyone's best interest for the survey markers to not be disturbed. It is also a lengthy process to do amendments to the regulation so the Planning Department tries to consolidate these changes as much as possible. There is a possibility that it could be all incorporated with the current amendments.	
6:58:26 PM		Continued discussion with staff and Mr. Anderson regarding how this can accomplished.	
6:59:58 PM	President Kerry White	Part of this is in section seven and part of it is in section six. Requested that staff send a copy of the letter along with a copy of section six to the subdivision subcommittee so that they could look at that at the appropriate place that it could be inserted.	
7:00:41 PM	Planning Director Greg	Reminded the Board that the amendments that are happening right now to the transportation provisions in the subdivision regulations	

	Sullivan	directly flow from the policies that the Commissioners created in October 2007. They were very specific in the directions that they gave us. These types of provisions are outside of the scope of those policies, that is why they aren't included and why they were going to be included in the comprehensive amendments.
7:01:19 PM		Continued discussion between staff and Board on when and how to incorporate these changes through the conditions for approval and eventually in the subdivision regulations.
7:02:14 PM		Staff agreed to talk to the Road Department about incorporation of this language into the standard conditions. Apologized to the surveyors for the delay in action on this request.
7:03:53 PM	Don Seifert	Asked Mr. Anderson if they have approached the City with this same request?
7:03:58 PM	Steve Anderson	Stated that they haven't, but will bring it up in the future. (Inaudible)
7:04:34 PM	President Kerry White	Approval of February 24, 2009 Minutes.
7:04:52 PM		The minutes stand approved as presented.
7:05:02 PM	President Kerry White	Planning Department Update and Introduction of Earl Mathers, County Administrator and Interim Planning Director.
7:05:13 PM	Planning Director Greg Sullivan	Welcomed new board member, Julien Morice. Introduced County Administrator Earl Mathers and explained that he will be serving as interim Planning Director until the process to fill the position has been completed.
7:05:59 PM	County Administrator Earl Mathers	Provided his employment and experience background; noting that he served as the Interim Planning Director briefly before Greg's arrival in the department and explained that this time it may be more extensive given the budget constraints the County is facing. Commended Greg for the wonderful work that he's done in the Planning Department and for the County as a whole.
7:10:28 PM	President Kerry White	Made apology for not welcoming new member Julien Morice sooner and asked all Board members to introduce and give a brief bio of themselves.
7:11:08 PM		Each member introduced themselves and explained where they are from, provided work related back ground and noted how long they've been on the board and what brought them to serve in this capacity.
7:23:53 PM	President Kerry White	Regular Agenda.

7:23:57 PM		a. <u>Discussion with Earl Mathers on Gallatin County's "Stimulus" Request.</u>
7:24:02 PM	Planning Director Greg Sullivan	Thanked the Board and noted that it has been interesting, challenging, and rewarding working with the Board. You have talented and dedicated staff, continue to work with them.
7:25:42 PM	County Administrator Earl Mathers	Presentation and explanation of request for stimulus money and the projects associated with the request.
7:31:19 PM		Board discussion with Mr. Mathers on the stimulus money, the I90 Interchange project and Valley Center project.
7:37:57 PM		b. <u>Discussion on Scheduling Future Agenda Items Including Notice of Scheduling of Amendments to the Four Corners Community Plan and Map and the Gallatin County/Bozeman Area Master Plan and Map.</u>
7:38:15 PM	Planning Director Greg Sullivan	Explained that at the next meeting the Planning Board will be taking action on two resolutions related to Four Corners. The first resolution will be amendments to the Gallatin County/Bozeman Area Master Plan. This has been adopted as a component of the Growth Policy. You'll see a request to amend that planning jurisdiction to pull it back from the overlap of Four Corners. When the Four Corners plan was adopted in 2006 the donut was already there. The Community Plan map overlapped with the Donut. There was a statement made in the resolution that said until such time as the Bozeman Donut Plan is pulled back, the Bozeman Donut Plan controls. Pulling this back will allow the Four Corners plan to control. The landowners that live in this area are supportive of being in the Four Corners district. Explained some of the overlap areas. The second item that will be seen at the next meeting is an amendment to the Four Corners plan and map. There have been Four Corners folks that have asked to be included in the plan but not included in the zoning and some that want in the plan and zoning; this map is a reflection of those discussions.
7:44:05 PM	Pat Davis	Inquired about the overlap into the Belgrade zone and problems that people are having in that area.
7:44:29 PM	Planning Director Greg Sullivan	This is not within your jurisdiction, that is up to the Belgrade Planning Board to resolve. There have been discussions between the Four Corners folks and the Belgrade City-County Planning Board and they have been appreciative of all of the work that the Four Corners folks have done. They are currently in the process of developing zoning regulations for the entire Belgrade Donut. Right now they are not inclined to have that overlap area included within the Four Corners District but I think they will take a good hard

		look at what has been done and possibly consider including it within their program. It may change a little bit after they look at it but they will probably use it as a starting point. Warren might pass out the Four Corners regulation to you as well.
7:46:04 PM	Don Seifert	Inquired if the City of Bozeman is okay with the Four Corners area extending into the zoning boundary.
7:46:31 PM	Planning Director Greg Sullivan	The City has a planning boundary, their 20-20 plan. The City's plan has no influence on how this works in the Donut. In 1999 when the County took jurisdiction of this area for zoning purposes, [the City's] influence on this area ended.
7:47:59 PM	Mike McKenna	I don't know how we can consider voting on an amendment if we don't understand what the regulations are and how they will impact in the future. I think we would want to be very careful how we vote on this. We have to look at what the City is going to do and how it is going to grow. Four Corners is unincorporated yet has this very large boundary. That makes me nervous. They've talked about the golden triangle but have this area that is zoned up, that might hurt the future growth of Bozeman.
7:49:49 PM	President Kerry White	The map that we will be considering is an amendment to the neighborhood planning map, not a zoning map. The neighborhood planning district has already been created and they are asking us to change the boundary of the neighborhood plan. The regulations are just for us to look at because they are the zoning regulations that they will propose at a later date. The amendment to the map is an amendment to the planning boundary.
7:50:40 PM	Mike McKenna	We are abdicating our responsibility once we hand it over to the Four Corners group, just like in the example of the Belgrade area, we have no more responsibility.
7:50:48 PM	President Kerry White	We have to review those regulations and make a recommendation to the Commission as to the boundary and the regulations - that is in state law.
7:51:04 PM	Planning Director Greg Sullivan	You are not abdicating your authority to anyone. Four Corners is within your jurisdiction and that isn't changing, you're not giving that over to anyone. There is no entity that exists in Four Corners. It is you, the Planning Board, the County Commission that is responsible for that unincorporated community. The main issue is that these two both exist. These areas are not zoned and you've had a group of people looking at what zoning should go into that unzoned area. The first step for them to come to you with their zoning is for you to pull back that Donut. No one has taken care of that zoning gap for a long time. But it is a good question, what is the most appropriate designation for that area. When you look at

		the Four Corners zoning you are going to see that it reflects the development that has occurred in that neighborhood. Black Bull Run and Middle Creek Parklands, those are the models for how that area will develop out.
7:52:44 PM	Susan Kozub	Asked if in filling a zoning gap that we're creating a planning boundary overlap; so that we're solving a problem but creating a new one?
7:52:57 PM	Planning Director Greg Sullivan	You are going to do both. Right now there are two plans that apply. Technically the Donut plan is the one that has effect. The first step is to make sure there is only one neighborhood plan that is in effect there.
7:54:03 PM	Gail Richardson	Asked if someone from the City of Bozeman would be at the next County Planning Board meeting.
7:54:15 PM	Planning Director Greg Sullivan	They are not planning to at this time. If you want the City engaged in this process, that would be good. You have had communication with them in the past with the City Planning Board; they presented their 20-20 plan to you. It would have been better to have had that conversation earlier in the process, however.
7:54:46 PM	Marianne Jackson Amsden	The Donut was originally something that the City created in the 1970's and there was a joint planning board between the City and the County. The folks in this area that are looking for us to pull back that boundary have been involved since 2006. It seems like there has been a lot of change since these lines were drawn 30 years ago and now we have some bottom-up citizens that are wanting to take control of their neighborhoods and come up with their own zoning. I think this is a great idea. The Donut is outdated. Each quadrant is different and should be treated differently.
7:56:58 PM		c. <u>Planning Board Committee Assignments.</u>
7:57:13 PM	President Kerry White	Presented a new committee assignment list and welcomed new member Morice to suggest committee's he'd be interested in serving on. Also asked the budget committee to start budget deliberations in the next month or so.
7:59:04 PM	Susan Kozub	Requested to be on the GPIIP committee if possible.
7:59:36 PM		Meeting adjourned.